TREE CONSULTANTS

ARBORICULTURAL REPORT

to BS 5837:2012 at:

Land adjacent to ***Norfield House,***
Bank End Lane,
High Hoyland,
Barnsley,
S75 4BB

Prepared for: *Steven Warsop*

Report Date: *May 2025*

Reference: *AWA6614*

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TMP006-A
Revision 02
Auth By: APW
Date:27/032025

Executive Summary

This report presents the findings of a tree survey conducted in accordance with BS 5837:2012, offering independent arboricultural advice regarding the trees in the context of potential development.

The surveyed site comprises a parcel of unused land containing 37 tree features, including individual trees, tree groups, and hedges. The assessment categorised these as follows:

- 5 trees deemed unsuitable for retention,
- 9 trees and 1 tree group of moderate value, and
- 22 trees of low value.

Retention of high and moderate-value trees is advised where possible, while lower-value trees may often be removed with appropriate mitigation.

The Tree Constraints Plan, detailing root protection areas, serves as a key reference, ensuring tree protection is integrated into development design.

Contents

1. Introduction

1.1 Instructions and Brief

1.1.1 We were instructed by Steven Warsop to visit the site and prepare our findings in a report.

1.1.2 The report is required in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction – Recommendations,* to provide detailed, independent, arboricultural advice on the trees present, in the context of potential development.

1.2 Survey Details

1.2.1 The survey took place during April 2025.

1.2.2 The trees were surveyed visually from the ground using "Visual Tree Assessment" techniques and in accordance with the guiding principles of British Standard 5837:2012.

1.2.3 Any additional off-site trees that could impact a new development design have been included in the tree survey parameters.

1.2.4 The tree positions were plotted on an Ordnance Survey map base-layer using enhanced GPS technology (1-2m accuracy) and laser distance measurer.

1.2.5 This report has been prepared by Mr Adam Winson, Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, Principal and Director of AWA Tree Consultants Ltd. The tree survey data collection was carried out by Mr Joe Thomas, MSci Biology, Level 4 Diploma Arboriculture, TechArborA, QTRA Registered, PTI Lantra, Arboriculturist at AWA Tree Consultants Ltd.

1.2.6 Full qualifications and experience are included within **Appendix 1**. Explanatory details regarding the survey methodology are included within **Appendix 2**. A full explanation of the tree data can be found at **Appendix 3**. Full details of all the trees surveyed are found in **Appendix 4**. For tree locations please refer to the Tree Constraints Plan at **Appendix 5**.

2. The Site

2.1 Location and Description

2.1.1 The site is located on Bank End Lane in High Hoyland, Barnsley.

2.1.2 The site comprises an unused parcel of land. The site is bounded to the north by Bank End Lane and to the south by High Hoyland Lane. To the east and west of site are residential properties. A small copse also borders the south western boundary.

2.1.3 The approximate area of the survey is highlighted in the (2024 Google Earth) image below:

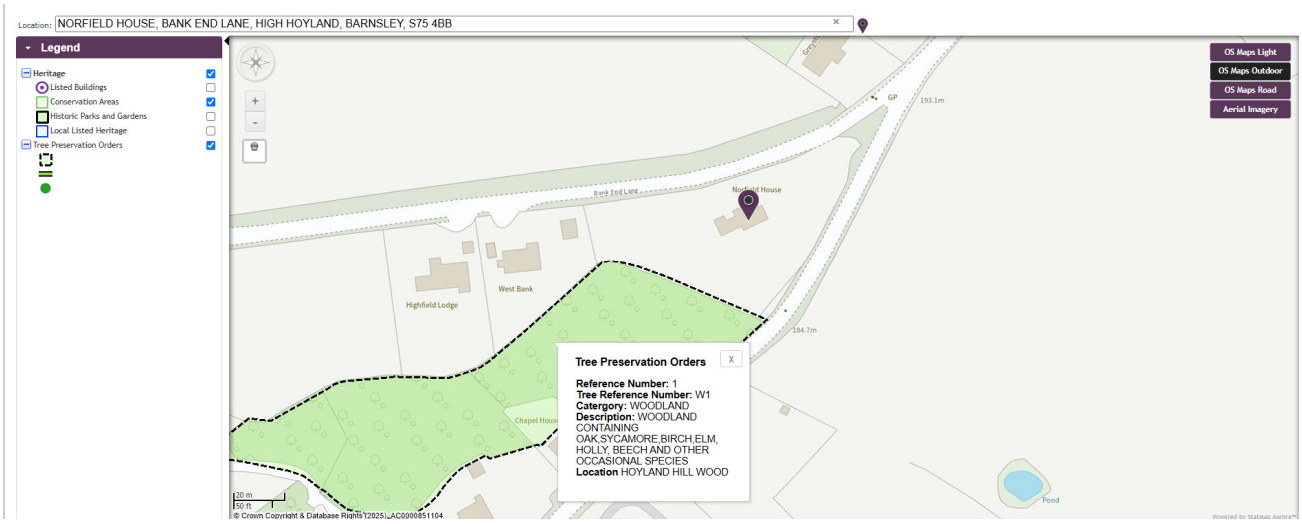
3. The Trees

3.1 Legal

3.1.1 The following advice is for guidance purposes only. Some trees are protected by legislation, and it is essential that the legal status of trees is established prior to carrying out works to them. Unauthorised work to protected trees could lead to prosecution, resulting in enforcement action such as fines or a criminal record. Tree Preservation Orders, Conservation Areas, Planning Conditions, Felling Licences or Restrictive Covenants legally protect many trees in the UK.

3.1.2 An online search was undertaken with Barnsley Metropolitan Borough Council on 12/05/25 to check whether any trees at the site are protected by a Tree Preservation Order or are located within a Conservation Area. **Trees at the site are protected by a Tree Preservation Order** (ref; 1).

3.1.3 The accessed map image from Barnsley Metropolitan Borough Council is detailed below:



3.1.4 Before carrying out any works to the protected trees the permission of the local planning authority is required. There are large potential penalties for illegally carrying out work to protected trees. Statutory permission is not required for the removal of deadwood.

3.1.5 The Multi-Agency Geographical Information for the Countryside (MAGIC) website was used to search for areas of ancient woodlands listed on the Ancient Woodland (DEFRA 2025), and a check for catalogued Ancient and Veteran trees using the woodland trust ancient tree inventory (ATI) (Woodland Trust 2025).

3.1.6 It was confirmed that there are no designated ancient woodlands or

veteran or ancient trees within the survey area.

3.1.7 Trees provide a wide range of habitats for many species, some of which are legally protected such as bats, nesting birds, badgers and dormice. It is essential that appropriate care is taken to ensure that this legislation is not contravened.

3.1.8 When appointing a tree surgeon, only properly qualified and experienced companies should be used, who have adequate Public Liability and Employer's Liability Insurance.

3.1.9 All tree work should be carried out according to British Standard 3998:2010 Tree Work - Recommendations.

3.2 Tree Survey Results

3.2.1 The tree survey revealed 37 items of woody vegetation, comprised of 32 individual trees and 5 tree groups or hedges.

3.2.2 Of the surveyed trees: 5 trees are retention category 'U', 10 trees and tree groups are retention category 'B' and 22 trees, tree groups and hedges are retention category 'C' (explanatory details regarding the retention categories are included at Appendix 3).

3.2.3 Full details of the surveyed trees, tree groups and hedges are provided in the attached tree data schedule at Appendix 4. General comments are provided below:

3.2.4 The significant tree cover within the site consists mainly of trees situated on the boundaries or directly adjacent to the site. The more prominent and arboriculturally significant trees are adjacent and situated to the south west of the site, forming a small copse which is part of the woodland Tree Preservation Order adjacent to the site.

3.2.5 The central areas of the site contain nothing of arboricultural significance.

3.2.6 Species diversity at the site is relatively good. The dominant species is Sycamore, with several Ash, Hawthorn, and Cypress, and the occasional Birch, Oak, Elm, Holly, and Sweet Chestnut. The hedgerows are generally comprised of Hawthorn and Elder.

3.2.7 Most of the trees are semi-mature with only occasional early-mature trees.

3.2.8 The sites most significant trees are category 'B' trees T18, T23, T24, T25, T26, T27, T30, T31, T32, and the trees within G34. These trees, along with lower value trees T28, T29, T33, and T35, form an adjacent copse to the west of the site. The trees are prominent in the surrounding landscape and are

generally in good condition. The trees are protected under a woodland Tree Preservation Order. These trees provide a moderate level of amenity value.

3.2.9 The row of trees and tree groups situated at the northern end of the site T1-T15 form a feature along the site's northern boundary with Bank End Lane. Several have suffered poor pruning practices, which is a result from cutting back from the roadside and power lines. However, they provide some screening from the road. Trees T9 and T10 are encroaching onto a powerline which runs through the site and will require management works in the longer-term.

3.2.10 Trees T15, T16, G17, and T18 are situated within an adjacent garden to the east of the site. T15 is a semi-mature Sycamore, T16 an early-mature Birch, G17 a row of managed semi-mature Cypress, and T18 an early-mature Sycamore. T15, T16, and G17 are lower value retention category 'C', however, T18 is more prominent in the surrounding area, as such this tree is retention category 'B'.

3.2.11 The trees and hedge T35, G36, and T37 located at the north western boundary of the site are overall of low amenity value. They provide some screening value from the adjacent property. However, they are of little arboricultural significance. T35 is likely part of the adjacent woodland Tree Preservation Order, however it is separated from the copse due to powerline clearance and has suffered heavy pruning works as a result. G36 is an unmanaged lapsed hedge whilst T37 is a semi-mature self-set Sycamore.

3.2.12 The remaining trees within the site are of particularly low value and should not pose any significant constraint on the development potential of the site.

3.2.13 Many of the Ash trees in the local area show symptoms consistent with Chalara or Ash dieback disease. Once a tree is infected, the disease is usually fatal, either directly or indirectly. While the identified Ash trees may continue to provide landscape and wildlife benefits for some time, their long-term prospects are likely to be limited as a result of Ash dieback.

3.2.14 Some trees were found to have defects and require pruning works/felling/other management regardless of any new development at the site, this includes T1, T2, T6, T8, and T21 (as detailed in Appendix 4).

3.2.15 Some trees were covered in dense Ivy or were inaccessible (as detailed in Appendix 4). In such cases measurements were estimated and the condition values are indicative only.

3.2.16 The tree Root Protection Area (RPA) for each tree has been plotted as a polygon centred on the base of the stem. Due to the presence of roads, structures, topography (and past tree management) the RPA is likely to be a simplified representation of the tree roots actual morphology and disposition. However, detailed modifications to the shape of the RPA would largely be based on conjecture and so have been avoided.

3.2.17 Some lower value tree, hedge and shrub groups do not have RPAs detailed on tree plans. The detailed extent and spread of these low value groups, in conjunction with the tree schedule, is sufficient to assess the associated potential constraints.

3.3 Photographs

Photo 1: Trees along northern boundary looking north east

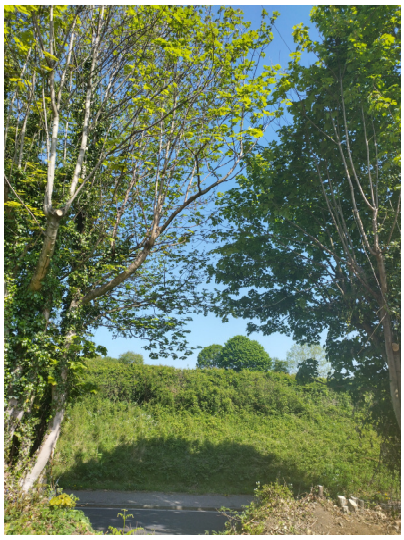


Photo 2: T9 and T10 looking north

Photo 3: T16 and G17 looking north east

Photo 4: G17 and T18 looking south east

Photo 5: G17-T32 looking south

Photo 6: T35 and G36 looking west

3.4 Arboricultural Development Advice

3.4.1 The higher value retention category 'A' and 'B' trees and tree groups should be retained, where possible, and incorporated into any new development design.

3.4.2 Where suitable, those category 'C' trees, tree groups and hedges with reasonable future prospects should be retained as part of any new development. However, care should be taken to avoid misplaced tree retention. Attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal.

3.4.3 If required by the development proposals, occasional lower value, retention category 'C' trees, tree groups and hedges could be removed, and replacement planting would largely mitigate their losses.

3.4.4 The tree Root Protection Area (RPA), detailed on the Tree Constraints Plan at Appendix 5, should be used as a layout design tool, to inform on the area around a tree where the protection of the roots and soil structure is treated as a priority.

3.4.5 If construction of new buildings is required within the RPA of retained trees it may be possible to employ special foundation design such as mini/ micro pile and suspended beam foundations or cantilevered foundations.

3.4.6 Construction of hard surfaces, for drives and paths, within the RPA can have negative impacts on tree roots. However, the potential negative impacts can often be overcome or minimised by employing a 'no-dig' type construction method with a porous final surface.

3.4.7 The design of the new development should consider tree crown positions in relation to any new dwellings. The dappled shade of a tree is more pleasant than the deep shadow of a building, and some shade from trees may be beneficial. In particular, deciduous trees give shade in summer but allow access to sunlight in winter. While either shade or sunlight might be desirable, depending on the potential use of the area affected, the design should avoid unreasonable obstruction of light and should give adequate provision for future tree growth.

3.5 Recommendations

3.5.1 To promote a sustainable approach that aligns with Barnsley Metropolitan Borough Council tree policies and planning regulations, the following next steps are recommended:

3.5.2 The tree survey and Tree Constraints Plan (TCP) provides critical baseline information, enabling design around tree constraints and minimises potential conflicts. The report information should be used to integrate suitable trees into the site design, ensuring that trees and buildings can coexist successfully.

3.5.3 As the project design progresses, a detailed Arboricultural Impact Assessment (AIA) and Tree Impacts Plan (TIP) may be required to assess, in detail, the potential effects of the proposed development on retained trees. This assessment will also determine any necessary tree removals or pruning requirements and outline strategies to mitigate construction-related impacts.

3.5.4 Once design proposals are finalised and the arboricultural impacts have been fully assessed, the Local Planning Authority (LPA) may require a detailed Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) as part of planning permission. These documents will detail how trees will be protected and managed during development, specify the installation and maintenance of protection measures throughout the project, and provide practical guidance to ensure contractors avoid accidental tree damage during construction.

3.5.5 These steps will help safeguard retained trees while facilitating site development in accordance with BS 5837:2012 and local planning requirements.

4. Signature

I trust this report provides all the required information.

Signed

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Adam Winson, *Chartered Arboriculturist, MSc, BSc (Hons), MICFor, ACIEEM*

13th May 2025

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Our Charity Partner: Kids Plant Trees

At AWA Tree Consultants, we are proud to partner with the local charity, Kids Plant Trees. This collaboration allows us to support a cause that reflects our commitment to trees and the environment while making a positive impact on local communities.

Kids Plant Trees is a grassroots charity dedicated to improving tree equity by planting trees in underserved areas with limited green spaces, often in communities facing higher levels of deprivation.

We are proud to support their mission to create greener, healthier environments for future generations.

Appendices

Appendix 1: Authors Qualifications & Experience

Adam Winson: ***Chartered Arboriculturist, MSc, BSc (Hons), MICFor, MArborA, ACIEEM, QTRA Registered***
Adam is the company Director and Principal Consultant. He has a mix of the highest-level academic qualifications and relevant work experience. He has worked within the tree care profession for over 20 years and was awarded an MSc in Arboriculture and Urban Forestry, with distinction. Adam is a Chartered Arboriculturist and a Registered Consultant with the Institute of Chartered Foresters, a Professional Member of the Arboricultural Association and he has original research published by the UK Forestry Commission. His work ranges from individual expert tree inspections to managing trees on major infrastructure projects. His work often involves trees with preservation orders or litigation, and he has appeared as a tree expert, at planning appeal hearings up to the crown court. Adam also regularly undertakes locum Tree Officer work for several Local Planning Authorities.

James Brown: ***BSc (Hons) Arboriculture, MArborA, PTI (Lantra), QTRA Registered***
James is a highly experienced and qualified Arboricultural Consultant. He has a BSc (Hons) in Arboriculture, attaining first class honours, as well as being awarded the Institute of Chartered Foresters student award. He is a Professional Member of the Arboricultural Association, an Associate of the Institute of Chartered Foresters, and he is working towards becoming a Chartered Arboriculturist. James joined AWA in 2016, he has many years' experience as an Arboricultural Consultant, he previously worked in Europe's largest container tree nursery and he has experience of local authority Tree Officer work.

James Godfrey: ***BA (Hons), FdSc Arboriculture and Tree Management, TechArborA, PTI (Lantra), QTRA Registered***
James has had extensive arboricultural experience working as an arborist within the public and private sector. While working at AWA, James completed his FdSc in Arboriculture and Tree Management, graduating with a distinction and was also awarded for achieving the highest overall mark in his year. James has used his arboricultural knowledge to inform and carry out accurate tree surveys and produce detailed reports that aim to balance appropriate tree retention with the requirements of landowners.

Joe Thomas: ***MSci Biology, Award L4 Arboriculture, TechArborA, PTI (Lantra), QTRA Registered***
Joe achieved a first class degree in Biology with an integrated Masters (MSci) from the University of Sheffield. Additionally, he has a Level 4 Award in Arboriculture. Joe joined AWA after an Urban Forestry role with the Sheffield and Rotherham Wildlife Trust and Sheffield City Council, where he gained a variety of experience in different aspects of the arboriculture sector.

Lucy Garbutt: ***MSc, PGCert, BSc (Hons) Biology, PTI (Lantra), TechArborA, QTRA Registered***
Lucy graduated with a masters degree in Animal Behaviour from the UK's highest rated university, St Andrews of Scotland, immediately following the completion of her BSc degree in Biology from Lancaster University. Lucy has experience in botany and plant science and moved into arboriculture after previous experience of protected species and botanical surveys with a large environmental consulting company.

Sophie Beckerman: ***BA (Hons), Dip Arboriculture Level 4, PTI (Lantra), TechArborA, QTRA Registered***
Sophie has more than 10 years' experience as an arborist, working for a variety of private companies as well as undertaking tree management with Sheffield City Council Ranger Service and The Wildlife Trust. Her expertise in arboriculture is demonstrated in the practical NPTC qualifications gained, and her excellent knowledge is reflected in the L4 diploma in Arboriculture, which she completed while working. Her roles as a climbing arborist and team leader included estimating for jobs and project management, supervising tree contracting teams - ensuring that work is carried out safely and efficiently and that health and safety standards are adhered to, and risk assessments are carried out.

Ross Lane: ***FdSc Environmental Conservation, Diploma Arboriculture, TechArborA, PTI (Lantra), QTRA Registered***
Ross has a diverse background spanning horticulture, arboriculture, and ecology. Ross has extensive experience conducting surveys throughout the UK and has worked on projects of all sizes, including major infrastructure projects such as HS2.
In his previous role as a Tree Inspector at Derbyshire County Council, projects involved managing the county wide tree stock in relation to the ash dieback response and contributing to ambitious County Council targets of planting a million trees. Possessing technician-level membership with the Arboricultural Association, coupled with a comprehensive range of qualifications from tree risk assessment to habitat management, underscores Ross' dedication in professional arboriculture.

Appendix 2: Survey Methodology and Limitations of Report

The survey was undertaken in accordance with British Standard 5837:2012 *Trees in relation to design, demolition and construction – Recommendations.* The trees were assessed objectively and without reference to any proposed site layout. The trees were surveyed from the ground using 'Visual Tree Assessment' (VTA) methodology. VTA is appropriate and is endorsed by industry guidance. It is used by arboriculturists to evaluate the structural integrity of a tree, relying on observation of trees biomechanical and physiological features. Measurements are obtained using a diameter tape, clinometer, laser distometer and loggers tape. Where this is not practical measurements are estimated. Tree groups have been identified in instances as defined in BS 5837:2012. Shrubs and insignificant trees may have been omitted from the survey.

This report represents a BS 5837:2012 tree survey and should not be accepted as a detailed tree safety inspection report; however, tree related hazards are recorded and commented upon where observed, yet no guarantee can be given as to the absolute safety or otherwise of any individual tree. All recommended tree work must be to BS 3998:2010 - '*Tree Work: Recommendations'*.

The findings and recommendations contained within this report are valid for a period of twelve months from the date of survey. The author shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with these guidelines and terms.

Appendix 3: Explanation of Tree Descriptions

HEIGHT of the tree is measured from the stem base in metres. Where the ground has a significant slope the higher ground is selected.

CROWN HEIGHT is an indication of the average height at which the crown begins.

STEM DIAMETER is measured at 1.5 metres above (higher) ground level. Where the tree is multi-stemmed at this point; the diameter is measured close to ground level or else a combined stem diameter is calculated.

CROWN SPREAD is measured from the centre of the stem base to the tips of the branches in all four cardinal points.

AGE CLASS of the tree is described as young, semi-mature, early-mature, mature, or over-mature.

PHYSIOLOGICAL CONDITION is classed as good, fair, poor, or dead. This is an indication of the health of the tree and takes into account vigour, presence of disease and dieback.

STRUCTURAL CONDITION is classed as good, fair or poor. This is an indication of the structural integrity of the tree and takes into account significant wounds, decay and quality of branch junctions.

LIFE EXPECTANCY is classed as; less than 10 years, 10-20 years, 20-40 years, or more than 40 years. This is an indication of the number of years before removal of the tree is likely to be required.

Retention Categories

A (marked in green on Appendix 5) = retention most desirable. These trees are of very high quality and value with a good life expectancy.

B (marked in blue on Appendix 5) = retention desirable. These trees are of good quality and value with a significant life expectancy.

C (marked in grey on Appendix 5) = trees which could be retained. These trees are of low or average quality and value, and are in adequate condition to remain until new planting could be established.

U (marked in red on Appendix 5) = trees unsuitable for retention. These trees are in such a condition that any existing value would be lost within 10 years.

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T1	Ash	*Fraxinus excelsior*	Semi-mature	8	2	520, 180	No	3	4	0.5	5	4	Limited access around base. Exposed roots	Twin stemmed at base. Vertical. Old pruning wounds. Stubs. Ivy covered. Tight union	25% dead / absent. Small / sparse. Old pruning wounds. Low vigour. Minor deadwood	Early Ash dieback disease symptoms, class 2. At north western site boundary. On raised banking above highway, several exposed roots on bank. Ivy prevented detailed inspection of stem. Overhanging adjacent property to west	Poor	Fair	<10 yrs	Low	U	Removal recommended regardless of development
T2	Ash	*Fraxinus excelsior*	Semi-mature	14	3	290, 280, 190	No	4	4	4	4	3	Limited access around base. Exposed roots	Multiple stemmed at base. Vertical. Old pruning wounds. Stubs. Ivy covered. Tight union.	Small / sparse. Old pruning wounds. Low vigour. Minor deadwood	Early Ash dieback disease symptoms, class 1. At north western site boundary. On raised banking above highway, several exposed roots on bank. Poor union at base. Ivy prevented detailed inspection of stem. Overhanging adjacent property to west	Poor	Fair	<10 yrs	Low	U	Removal recommended regardless of development
T3	Sycamore	*Acer pseudoplatanus*	Semi-mature	9	1	230	No	4	3.5	2	2.5	0.5	Limited access around base. Exposed roots	Single stemmed. Slight lean. Epicormic growths. Old pruning wounds. Stubs	Minor deadwood	At northern boundary. On raised banking above highway, several exposed roots on bank. Slight lean east but corrects at 1.5m. Overhanging adjacent highway. Suppressed by Ash	Fair	Fair	20 to 40 yrs	Low	C	No works required in current site context

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T4	Sycamore	*Acer pseudoplatanus*	Semi-mature	11	5	230, 200, 150, 120, 80	No	4	3.5	2.5	0.5	0.5	Limited access around base. Exposed roots	Slight lean. Epicormic growths. Old pruning wounds. Stubs. Multiple stemmed. Ivy covered	Minor deadwood	At northern boundary. On raised banking above highway, several exposed roots on bank. Many stems at base with several old wounds from historical pruning works. Overhanging adjacent highway. Ivy prevented detailed inspection	Fair	Fair	20 to 40 yrs	Low	C	No works required in current site context
T5	Hawthorn	*Crataegus monogyna*	Semi-mature	7	2	160, 80	No	2	2.5	1	0.5	0.5	No visual defects	Twin stemmed at base. Vertical. Old pruning wounds. Stubs. Ivy covered	Minor deadwood	A northern boundary. On raised banking above highway, several exposed roots on bank. Old pruning wounds to stem. Suppressed form	Good	Good	10 to 20 yrs	Low	C	No works required in current site context
T6	Hawthorn	*Crataegus monogyna*	Dead	2	3	120, 110, 80	No	0	0.5	0.5	0.5	0.5	Limited access around base	Single stemmed. Vertical. Old pruning wounds	All dead / absent	Dead standing tree	Dead	Dead	n/a	Dead	U	Removal recommended regardless of development
T7	Sycamore	*Acer pseudoplatanus*	Semi-mature	9	1	230	No	4	3	1	0.5	1	Limited access around base. Exposed roots	Epicormic growths. Old pruning wounds. Stubs. Multiple stemmed. Ivy covered. Vertical	Minor deadwood	At northern boundary. On raised banking above highway, several exposed roots on bank. Old wounds at base from historical pruning works. Overhanging adjacent highway. Ivy prevented detailed inspection	Fair	Fair	20 to 40 yrs	Low	C	No works required in current site context

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T8	Ash	*Fraxinus excelsior*	Semi-mature	15	1	470	No	4	4	2	0.5	2.5	Limited access around base. Exposed roots	Single stemmed. Vertical. Old pruning wounds. Stubs. Ivy covered	25% dead / absent. Small / sparse. Low vigour. Old pruning wounds. Minor dieback. Minor deadwood	On raised banking above highway, several exposed roots on bank. Ivy prevented detailed inspection. Overhanging adjacent highway. Early Ash dieback symptoms, class 2	Poor	Fair	<10 yrs	Low	U	Removal recommended regardless of development
T9	Sycamore	*Acer pseudoplatanus*	Semi-mature	11	10+	150 avg.	No	4	4	3.5	3	3	Exposed roots. Limited access around base	Slight lean. Epicormic growths. Old pruning wounds. Stubs. Multiple stemmed. Ivy covered. Tight union. Partially included bark	Minor deadwood. Old pruning wounds	At northern boundary. On raised banking above highway, several exposed roots on bank. Many stems at base with several old wounds from historical pruning works. Overhanging adjacent highway. Ivy prevented detailed inspection. South eastern crown growing through power line causing damage	Fair	Fair	20 to 40 yrs	Low	C	No works required in current site context
T10	Sycamore	*Acer pseudoplatanus*	Semi-mature	12	10+	150 avg.	No	4	4	4	2.5	3	Exposed roots. Limited access around base	Epicormic growths. Old pruning wounds. Stubs. Multiple stemmed. Ivy covered. Tight union. Partially included bark. Vertical	Minor deadwood. Old pruning wounds	At northern boundary. On raised banking above highway, several exposed roots on bank. Many stems at base with several old wounds from historical pruning works. Overhanging adjacent highway. Ivy prevented detailed inspection. Western crown growing through power line causing damage	Fair	Fair	20 to 40 yrs	Low	C	No works required in current site context

	Tree Species			Measurements				Crown (m)					Tree Condition					Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
G11	Holly	*Ilex aquifolium*	Semi-mature	3.5	10+	80 avg.	No	0	See plan				Group of semi-mature trees growing along banking at northern site boundary. Overhanging adjacent highway. Limited access at bases prevented detailed inspection. Suppressed understory forms				Good	Good	10 to 20 yrs	Low	C	No works required in current site context
T12	Sycamore	*Acer pseudoplatanus*	Semi-mature	11	2	310, 220	No	4	4	3.5	3.5	0.5	Limited access around base	Twin stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Minor deadwood	Unclear if two individuals forming one crown or two stems from same rootplate. On raised banking above highway, several exposed roots on bank. overhanging adjacent highway. Several pruning wounds from crown lifting. Good vitality	Good	Good	20 to 40 yrs	Low	C	No works required in current site context
T13	Hawthorn	*Crataegus monogyna*	Semi-mature	3	2	100, 90	No	1	1.5	1.5	2.5	1.5	Limited access around base	Twin stemmed at 0.5m. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Minor deadwood	Small tree at site boundary. On raised banking above highway, several exposed roots on bank. Overhanging adjacent highway. Ivy and access prevented detailed inspection. Good vitality	Good	Good	20 to 40 yrs	Low	C	No works required in current site context
G14	Hawthorn	*Crataegus monogyna*	Semi-mature	5	10+	80 avg.	No	0	1.5	2	1.5	2	Limited access around base	Multiple stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered	Minor deadwood	Group of Hawthorn forming one crown. Good vitality. On raised banking above highway, several exposed roots on bank. Overhanging adjacent highway. Access and ivy prevented detailed inspection	Good	Good	20 to 40 yrs	Low	C	No works required in current site context

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T15	Sycamore	*Acer pseudoplatanus*	Semi-mature	8.5	3	240, 160, 140	No	4	3.5	3.5	3	2	Limited access around base	Multiple stemmed at base. Vertical. Old pruning wounds. Epicormic growths. Stubs. Ivy covered. Tight union	Minor deadwood	Situated at north eastern corner. Ownership unclear. On raised banking above highway, several exposed roots on bank. Overhanging highway. Unclear if two individuals forming one crown or two stems from same rootplate. Good vitality	Good	Good	>40 yrs	Low	C	No works required in current site context
G17	Cypress	*X Cupressocyparis leylandii*	Young	3.5	10+	100 avg.	No	0	See plan				Group of adjacent Cypress planted along boundary. Regularly spaced and pruned to keep crowns clear of one another and fastigiate form. Topped at 3.5m and managed. Some screening value				Good	Good	20 to 40 yrs	Moderate	C	No works required in current site context
T16	Birch	*Betula pendula*	Early-mature	13	1	380	No	3	4	4	3.5	3	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Stubs. Minor cavity. Minor decay	Minor deadwood	Adjacent tree within garden. Access prevented detailed inspection. Moderate cavity at base with minor isolated decay. Good vitality	Good	Good	20 to 40 yrs	Moderate	C	No works required in current site context
T18	Sycamore	*Acer pseudoplatanus*	Early-mature	15	1	550	No	5	7	6.5	6.5	6.5	Limited access around base	Single stemmed. Vertical. Epicormic growths. Old pruning wounds. Stubs. Ivy covered. Tight union	Minor deadwood	Adjacent tree in garden. Access prevented detailed inspection and accurate stem measurement. Situated on banking. Overhanging adjacent highway to south. Good vitality	Good	Good	>40 yrs	Moderate	B	No works required in current site context

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	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T19	Sweet Chestnut	*Castanea sativa*	Semi-mature	4.5	1	180	No	2	2	2	3.5	1	No visible defects	Single stemmed. Vertical	Minor deadwood	Adjacent self-set tree. Good vitality. Access prevented detailed inspection	Good	Good	>40 yrs	Low	C	No works required in current site context
T20	Elm	*Ulmus sp.*	Semi-mature	3.5	10+	100 avg.	No	0	2.2	3	2	2	Limited access around base	Multiple stemmed at 0.5m. Vertical. Epicormic growths. Old pruning wounds. Stubs. Bark damage. Tight union. Partially included bark. Minor decay	Minor deadwood	Elm to south of site. Ownership unclear. Growing on top of historical boundary wall. Historically coppiced at 0.5m with dense regrowth. Overhanging adjacent highway to south	Fair	Fair	10 to 20 yrs	Low	C	No works required in current site context
T22	Sycamore	*Acer pseudoplatanus*	Young	7	1	120	No	3	1.5	0.5	0.5	1	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Stubs	Minor deadwood	Adjacent self-set tree in copse. Growing at base of boundary wall	Good	Good	>40 yrs	Low	C	No works required in current site context
T21	Elm	*Ulmus sp.*	Dead	8	1	250	No	0	1.5	2	1	2	Decay	Single stemmed. Vertical. Major decay	All dead / absent	Dead standing Elm at boundary. Likely from Dutch Elm Disease. Growing out of retaining wall, ownership unclear	Dead	Dead	n/a	Dead	U	Removal recommended regardless of development

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T23	Sycamore	*Acer pseudoplatanus*	Early-mature	16	4	520, 340, 280, 180	No	4.5	6.5	6	5	4.5	Limited access around base	Multiple stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Tight union. Partially included bark	Minor deadwood	Adjacent in copse. Growing immediately at base of stone wall. Multiple stemmed form and frequent epicormic growth at base. Overhanging site. Good vitality. Protected by Tree Preservation Order	Good	Good	>40 yrs	Moderate	B	No works required in current site context
T24	Sycamore	*Acer pseudoplatanus*	Early-mature	15	2	480, 320	No	4.5	6.5	2	5.5	3.5	Limited access around base. Soil erosion	Twin stemmed at base. Vertical. Epicormic growths. Old pruning wounds. Stubs. Tight union	Minor deadwood	Adjacent in copse. Growing immediately at base of stone wall. Soil erosion to bank with several exposed roots. Historically multiple stemmed form with historical pruning wounds, now twin stemmed. Frequent epicormic growth at base. Overhanging site. Good vitality. Protected by Tree Preservation Order	Good	Fair	20 to 40 yrs	Moderate	B	No works required in current site context
T25	Sycamore	*Acer pseudoplatanus*	Early-mature	15	1	490	No	4.5	2	5.5	2	0.5	Limited access around base. Soil erosion	Old pruning wounds. Stubs. Single stemmed. Slight lean. Ivy covered	Minor deadwood	Adjacent in copse. Growing immediately at base of stone wall. Soil erosion to bank with several exposed roots. Slight lean phototropically south east. Overhanging site. Good vitality. Protected by Tree Preservation Order	Good	Fair	20 to 40 yrs	Moderate	B	No works required in current site context

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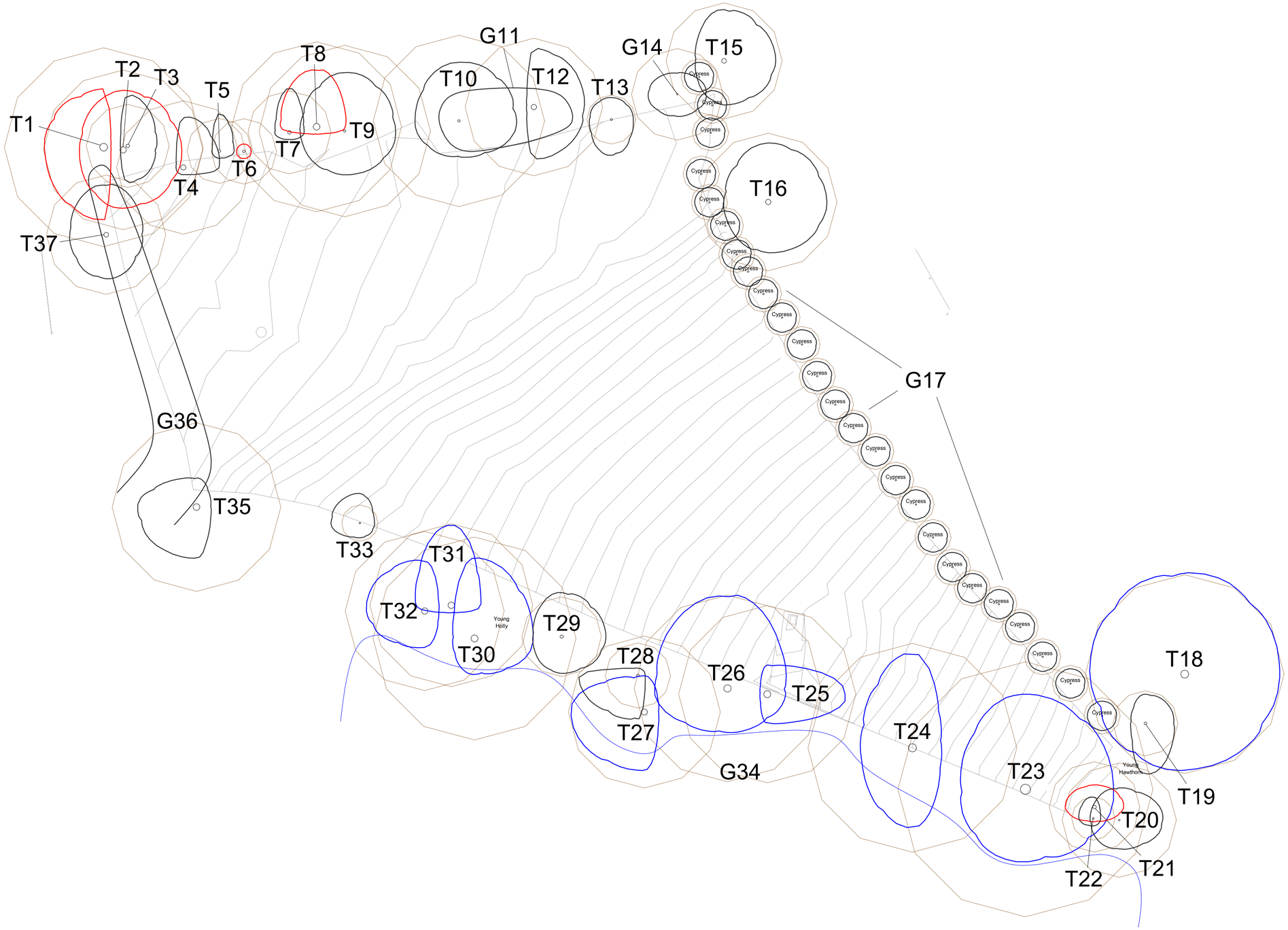
	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T26	Sycamore	*Acer pseudoplatanus*	Early-mature	15	2	370, 360	No	4.5	6.5	4	3	5	Limited access around base. Soil erosion	Old pruning wounds. Stubs. Ivy covered. Twin stemmed at 1m. Vertical. Tight union	Minor deadwood	Adjacent in copse. Growing immediately at base of stone wall. Soil erosion to bank with several exposed roots. Overhanging site. Good vitality. Protected by Tree Preservation Order	Good	Good	>40 yrs	Moderate	B	No works required in current site context
T27	Sycamore	*Acer pseudoplatanus*	Early-mature	15	1	420	Yes	7.5	2.5	1	4	5	Limited access around base	Single stemmed. Slight lean. Old pruning wounds. Stubs. Ivy covered	Minor deadwood	Adjacent in copse. Down banking from site. Slightly leaning south east with phototropic form. Good vitality. Protected by Tree Preservation Order	Good	Good	>40 yrs	Moderate	B	No works required in current site context
T28	Birch	*Betula pendula*	Semi-mature	14	1	180	No	10	0.5	0.5	3	4	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Stubs. Ivy covered	Minor deadwood	Adjacent in copse. Growing at base of stone wall. Soil erosion to bank with several exposed roots. Good vitality phototropic crown. Protected by Tree Preservation Order	Good	Good	10 to 20 yrs	Low	C	No works required in current site context
T29	Sycamore	*Acer pseudoplatanus*	Semi-mature	14	1	220	No	3	3	3	2.5	2	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Stubs. Ivy covered	Minor deadwood	Adjacent in copse. Growing at base of stone wall. Soil erosion to bank with several exposed roots. Good vitality phototropic crown. Protected by Tree Preservation Order	Good	Good	10 to 20 yrs	Low	C	No works required in current site context

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T30	Sycamore	*Acer pseudoplatanus*	Early-mature	15	2	480, 290	No	3	5.5	4	2.5	1.5	Limited access around base	Twin stemmed at base. Vertical. Stubs. Old pruning wounds. Minor cavities. Bark damage	Minor deadwood	Adjacent in copse. Growing at base of stone wall. Soil erosion to bank with several exposed roots. Twin stemmed form. Occasional minor bark damage and cavities. Good vitality. Protected by Tree Preservation Order	Good	Good	20 to 40 yrs	Moderate	B	No works required in current site context
T31	Sycamore	*Acer pseudoplatanus*	Early-mature	13	1	440	No	4.5	5.5	2	0.5	2.5	Limited access around base	Single stemmed. Slight lean. Epicormic growths. Old pruning wounds. Stubs	Minor deadwood. Old pruning wounds	Adjacent in copse. Growing at base of stone wall. Soil erosion to bank with several exposed roots. Slight lean north with phototropic form. Minor old pruning wounds from crown lifting works. Protected by Tree Preservation Order	Good	Good	>40 yrs	Moderate	B	No works required in current site context
T32	Sycamore	*Acer pseudoplatanus*	Early-mature	14	1	450	No	4.5	3.5	1	2.5	4	Limited access around base	Single stemmed. Slight lean. Epicormic growths. Old pruning wounds. Stubs	Minor deadwood. Old pruning wounds	Adjacent. Growing at base of stone wall. Soil erosion to bank with several exposed roots. Slight lean with phototropic form. Minor old pruning wounds from crown lifting works. Protected by Tree Preservation Order	Good	Good	>40 yrs	Moderate	B	No works required in current site context

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T33	Holly	*Ilex aquifolium*	Semi-mature	5.5	1	100	No	0	2	1	1	2	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Stubs	Minor deadwood	Adjacent in copse. Growing at base of stone wall. Soil erosion to bank with several exposed roots. Good vitality. Overhanging site. Limited access prevented detailed inspection. Protected by Tree Preservation Order	Good	Good	10 to 20 yrs	Low	C	No works required in current site context
G34	Sycamore, Oak, Birch, and Holly	*Acer pseudoplatanus, Quercus robur, Betula sp., Ilex sp.*	Early-mature	15	10+	400 avg.	No	0	See plan				Adjacent copse. Predominantly Sycamore with several Oak, Birch, Holly. Good vitality. Growing to south west of stone wall. Soil erosion to bank with several exposed roots. Access prevented detailed inspection. Young to early-mature trees. Good screening and prominent in local landscape. Protected by Tree Preservation Order				Good	Good	>40 yrs	Moderate	B	No works required in current site context
T35	Oak	*Quercus robur*	Semi-mature	16	3	370, 220, 180	No	11	2	1	3.5	4	Limited access around base	Multiple stemmed at 1m. Vertical. Old pruning wounds. Stubs. Tight union. Partially included bark	Minor deadwood. 25% dead / absent	Adjacent. Growing to south west of stone wall. Soil erosion to bank with several exposed roots. Access prevented detailed inspection. Heavily pruned for power line clearance removing several stems with large wounds. Good vitality in remaining crown. Protected by Tree Preservation Order	Fair	Fair	20 to 40 yrs	Low	C	No works required in current site context
G36	Hawthorn and Elder	*Crataegus monogyna, Sambucus nigra*	Early-mature	6	10+	100 avg.	No	1	See plan				Boundary group of predominantly Hawthorn. Lapsed hedge, largely unmanaged. Ownership unclear. Good vitality. Good screening value				Good	Good	>40 yrs	Moderate	C	No works required in current site context

	Tree Species			Measurements				Crown (m)					Tree Condition						Value		Management
Tree ID	*Common Name*	*Latin Name*	*Maturity*	*Height (m)*	*Stems*	*Stem Diameter (mm)*	*Estimated*	*Crown height*	*N*	*E*	*S*	*W*	*Roots*	*Stem*	*Crown*	*Comments*	*Physiological*	*Structural*	*Life Expectancy*	*Amenity*	*Category*	*Works*
T37	Sycamore	*Acer pseudoplatanus*	Semi-nature	10	1	330	No	3	3.5	2.5	3	2.5	Limited access around base	Single stemmed. Vertical. Old pruning wounds. Stubs. Ivy covered	Minor deadwood	Boundary tree ownership unclear. Occasional stubs from crown lifting works. Ivy prevented detailed inspection. Good vitality	Good	Good	20 to 40 yrs	Moderate	C	No works required in current site context



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Appendix 5:
Tree Constraints Plan

Land adjacent to Norfield House, Bank End Lane,
High Hoyland, Barnsley, S75 4BB
Ref: AWA6614

BRITISH STANDARD 5837:2012
RETENTION CATEGORIES

Definitions of these categories can be found in Appendix 2 of the report.

SCALE: 1:200 PAPER: A2

	CATEGORY A: HIGH VALUE RETENTION MOST DESIRABLE
	CATEGORY B: MODERATE VALUE RETENTION DESIRABLE
	CATEGORY C: LOWER VALUE COULD BE RETAINED
	CATEGORY U: UNSUITABLE FOR RETENTION
	RPA: ROOT PROTECTION AREA
	TREE STEM